



smarthomes

Westley Heights, Warwick Road

Solihull, B92 7JX

- A Spacious Ground Floor Apartment
- One Double Bedroom
- Spacious Lounge & Open Plan Kitchen
- Private Patio Terrace

Offers Over £154,840

EPC Rating '41'





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks and a good variety of restaurants and bars and excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving access to the NEC, Birmingham International Airport and Railway Station being approx. 20min drive.



The property is accessed via an electric security gate leading through to communal driveway and car park to rear. The apartment is situated on the ground floor having an entrance door with spy hole leading through to

Hallway

With radiator, mains smoke alarm, central heating programmer and doors leading off to



Walk-In Store Room

6' 4" x 4' 5" (1.93m x 1.35m) With Heatrace AD boiler, Oswio hot water cylinder, fitted shelf, light and trip switch consumer unit

Open Plan Lounge Kitchen

20' 4" x 16' 7" (6.2m x 5.05m) With coving to ceiling, two wall mounted radiators, wall light points and UPVC double glazed French door with side window leading out to the private patio area



Kitchen Area

With fitted base, wall and drawer units with work surfaces incorporating stainless steel sink and drainer unit with mixer tap, built in electric oven and grill, four ring hob, integrated fridge freezer, washer dryer and dishwasher, ceramic tiled splash backs and tiled effect floor covering

Bedroom

11' 3" x 9' 5" (3.43m x 2.87m) With UPVC double glazed window to side elevation, wall mounted radiator and built in wardrobes

Bathroom

Being fitted with a white suite comprising WC, pedestal wash hand basin and panelled bath with Triton shower over, ceramic tiled splash backs, radiator, extractor, shaver point and tiled floor



TOTAL APPROX. FLOOR AREA 66.4 SQ.M. (714 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

Having an allocated parking space alongside ample visitor parking spaces which are accessed via the electric gates from the front entrance.

The property benefits from an arched paved private patio with gravelled communal gardens surrounding

Tenure

We are advised by the vendor that the property is leasehold with approx. 124 years remaining on the lease. EPC supplied by Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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